THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***161,000.00.

Affiant

Subscribed and sworn to before me this 22 day of May, 2012.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20120038166 DEEDWARR
Recvd: 05/24/12 08:51 2 pgs
Fees:13.00 Taxes:595.70
20120524-0044957

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Paul S. Lawson 4113-B Nebraska Avenue Nashville, Tennessee 37209	Regions Bank 2050 Parkway Office Circle Birmingham, Alabama 35244	MAP 103-04-0 PARCEL 386.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Sixty One Thousand and 00/100 Dollars ($***161,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, William Dell Walker and Alice Brown Walker, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Paul S. Lawson and Ashley B. Lawson, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. A on the Plan of Zone Lot Division Westerly Part of Lot No. 55 West End Annex of record in Plat Book 332, Page 61, as amended in Plat Book 5800, Page 164, in the Register's Office for Davidson County, Tennessee, and being described as follows:

SAID Lot No. A fronts 25.00 feet on the southerly margin of Nebraska Avenue and extends back 157.79 feet on the easterly line and 157.70 feet on the westerly line to a dead line in the rear, measuring 25.00 feet thereon.

BEING the same property conveyed to William Dell Walker and Alice Brown Walker, husband and wife, by Warranty Deed dated August 12, 2005, from Kenneth A. Rebman, unmarried, of record as Instrument No. 20050818-0098678 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4113-B Nebraska Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Zone Lot Division Westerly Part of Lot No. 55 West End Annex of record in Book 332, page 61, as amended in Book 5800, page 164, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 22 day of May, 2012.

William Dell Walker

Alice Brown Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Dell Walker and Alice Brown Walker, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of May, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY